



MEMORANDUM

To: Town Council

From: Planning Commission

Date: September 5, 2006

Subject: SUP 06-007 – An Amendment to a Special Use Permit for Religious Assembly use and a Special Use Permit for a Day Care Center at 1301 Gladewood Drive in the Rural Residential-1(RR-1) district

Planning Commission recommendation:

APPROVAL with the following conditions:

1. On the north side of “New Parking Lot B” as indicated on “Phase 1 and Future Additions Preliminary Site Plan”, dated July 14, 2006, an architectural buffer shall be required. Placement of the buffer yard shall be determined by Staff during the site plan review process.
2. Additional screening of at least a four-foot solid fence shall be mounted in the landscape island, and at the higher elevation, between the upper and lower tiers in the “New Parking Lot ‘B’” as indicated on “Phase 1 and Future Additions Preliminary Site Plan”, dated July 14, 2006.
3. The number of individuals for care, protection, and guidance under the Day Care Center use shall be 25 individuals. There shall not be both a daycare and primary school operating simultaneously on the site.
4. The existing deficiencies of: (1) storm piping from the two upper parking areas not conveying stormwater to the detention facility and (2) the lack of a trench drain across the main entrance driveway to convey stormwater to the detention facility, as designed and shown on the approved site plan, dated June 14, 1991, revised August 9, 1991, and revised September 9, 1991, shall be corrected prior to the new uses or construction being put into service.

For: Crawford, Hensley, Howard, Lancaster, Lesko, Jones, Oliver

Against:

Abstain:

Absent:

In so recommending approval of this Special Use Permit, the Planning Commission finds the request to be in conformity with applicable sections of the Zoning Ordinance and the Comprehensive Plan and to have minimum adverse impact on the surrounding neighborhood or community.